093.0	0007	0024.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	716,200 /	716,200
					USE VALUE:	716,200 /	716,200
					ASSESSED:	716,200 /	716,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURSTEIN MARK H--ETAL	
Owner 2:	LACOURT ANN E	
Owner 3:		
Street 1:	48 CHATHAM STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BURSTEIN MARK H--ETAL -
Owner 2:	LACOURT ANN E -
Street 1:	48 CHATHAM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,994 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4994.000	317,300		398,900	716,200
Total Card	0.115	317,300		398,900	716,200
Total Parcel	0.115	317,300		398,900	716,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.47 | /Parcel: 414.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	61122
GIS Ref	
GIS Ref	
Insp Date	06/13/18

!7686!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0007-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,300	0	4,994.	398,900	716,200	716,200	Year End Roll	12/18/2019
2019	101	FV	240,400	0	4,994.	404,600	645,000	645,000	Year End Roll	1/3/2019
2018	101	FV	240,400	0	4,994.	302,000	542,400	542,400	Year End Roll	12/20/2017
2017	101	FV	240,400	0	4,994.	273,500	513,900	513,900	Year End Roll	1/3/2017
2016	101	FV	240,400	0	4,994.	262,100	502,500	502,500	Year End	1/4/2016
2015	101	FV	234,500	0	4,994.	222,200	456,700	456,700	Year End Roll	12/11/2014
2014	101	FV	234,500	0	4,994.	210,800	445,300	445,300	Year End Roll	12/16/2013
2013	101	FV	234,500	0	4,994.	200,600	435,100	435,100		12/13/2012

PRINT

Date	Time
12/10/20	22:18:03

LAST REV

Date	Time
07/12/19	09:48:01
apro	
7686	

USER DEFINED

Prior Id # 1:	61122
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURSTEIN MARK H	32013-473		11/9/2000	Family	1	No	No	4	
	19329-422		9/1/1988		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2012	355	Manual	29,000					install solar syst
2/15/2008	132	Add Bath	88,000			G9	GR FY09	1/2 bath and new k
10/8/2002	838	Porch	900					
1/4/1999	3	Dormers	68,000					ADD DORMER
5/2/1995	239	Manual	4,000					REBUILD PORCH/ADD
10/9/1992	503	Manual	1,275					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
5/9/2012	Info Fm Prmt	MM	Mary M
4/24/2009	Inspected	163	PATRIOT
1/7/2009	Measured	372	PATRIOT
1/27/2000	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4994		Sq. Ft.	Site		0	70.	1.14	5									398,874						398,900	

Total AC/HA:	0.11465	Total SF/SM:	4994	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	398,874	Spl Credit		Total:	398,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	166.683
Other Features:	79607
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389784
Depreciation:	72500
Depreciated Total:	317284

COMMENTS

641-2918.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

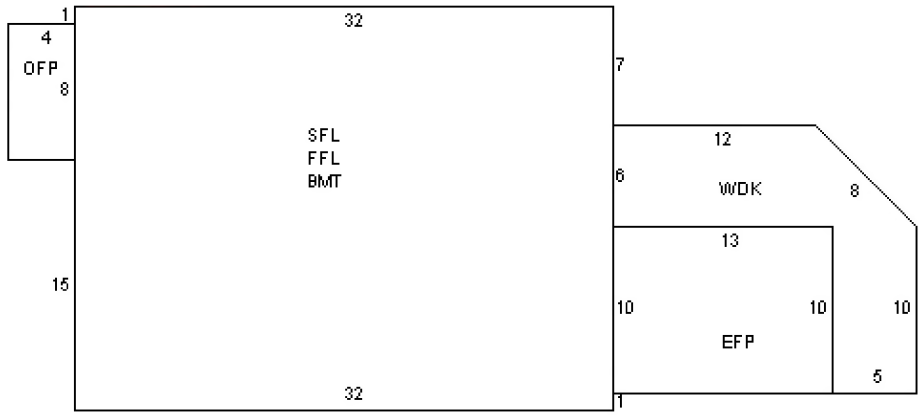
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.68
Special Features:	0	Val/Su Net:	121.76
Final Total:	317300	Val/Su SzAd	206.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	58.130	44,644
FFL	First Floor	768	166.680	128,012
SFL	Second Floor	768	166.680	128,012
WDK	Deck	140	13.140	1,840
EFP	Enclos Porch	130	48.160	6,261
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	2,606			Total:	310,177
Size Ad	1536	Gross Are	2606	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0007-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: